



Inspections

All residential construction inspections will be scheduled by the following Policy:

| Address Quadrant | Inspection Timing |
|------------------|-------------------|
| NW and SW | AM (morning) |
| NE and SE | PM (afternoon) |

Required Inspections

The Inspection Division of the Rochester Building Safety Department administers the Minnesota State Building Code by performing the inspections required by the appropriate sections of Chapter 1300.

Required inspections are typically identified on the permit card, but additional or other inspections may be required to verify code compliance. If you have questions about whether an inspection is required before proceeding, please call the Building Safety Department for clarification.

Inspection requests are accepted by phone from 8:00 AM to 4:30 PM daily by Building Safety staff by calling (507) 328-2600. Requests must be made at least one day prior to the inspection. Please have your permit number available when calling and requesting inspections to expedite the process. The goal is to have all permits approved and have a closed status. (Permits can be reviewed on Citizen Access.)

Typically, a remodel or a basement finish requires a framing inspection (after any electrical, plumbing, or HVAC rough-ins are scheduled) and a final inspection.

A brand-new house requires that the framing inspection take place at least one day after all the trade rough-ins inspections have been scheduled. Insulation inspections are scheduled only after the framing inspection is approved. The final inspection on a brand-new house must take place at least one day after all the trade permits' final inspections have been scheduled.

1300.0110 DUTIES AND POWERS OF BUILDING OFFICIAL.

Subp. 5. Inspections. The building official shall make all of the required inspections or accept reports of inspection by approved agencies or individuals. Reports of inspections shall be documented on the job site inspection card and kept on file at the jurisdiction including type of inspection, date of inspection, identification of the responsible individual making the inspection, and comments regarding approval or disapproval of the inspection. The building official may engage expert opinion necessary to report upon unusual technical issues that arise.

1300.0210 INSPECTIONS.

Subpart 1. General. Construction or work for which a permit is required is subject to inspection by the building official and the construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection is not approval of a violation of the code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of the code or of other ordinances of the jurisdiction are not valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction is liable for expense entailed in the removal or replacement of any material required to allow inspection.

Subp. 2. Preliminary inspection. Before issuing a permit, the building official may examine, or cause to be examined, buildings, structures, and sites for which an application has been filed.

Subp. 3. Inspection record card. The building official shall identify which inspections are required for the work requiring a permit. Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder has posted or otherwise made available an inspection record card that allows the building official to conveniently make all required entries regarding inspection of the work. This card shall be maintained and made available by the permit holder until final approval has been granted by the building official.

Subp. 4. Inspection requests. The building official shall provide the applicant with policies, procedures, and a timeline for requesting inspections. The person doing the work authorized by a permit shall notify the building official that the work is ready for inspection. The person requesting an inspection required by the code shall provide access to and means for inspection of the work.

Subp. 5. Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed or notify the permit holder or an agent of the permit holder of any failures to

comply with the code. Any portion that does not comply shall be corrected and the portion shall not be covered or concealed until authorized by the building official.

Subp. 6. Required inspections. The building official, upon notification, shall make the inspections in this part. In addition to the inspections identified in this subpart, see applicable rule chapters in part 1300.0050 for specific inspection and testing requirements.

A. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except that concrete need not be on the job if the concrete is ready mixed according to approved nationally recognized standards. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment. If the foundation is to be constructed of approved treated wood, additional inspections may be required by the building official.

B. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories, and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

C. Rough-in inspection of plumbing, mechanical, gas, and electrical systems shall be made before covering or concealment, before fixtures or appliances are set or installed, and before framing inspection.

D. Framing inspections shall be made after the roof, all framing, fire blocking, and bracing are in place and all pipes, chimneys, and vents are complete and the rough electrical, plumbing, gas, heating wires, pipes, and ducts are approved.

E. Energy efficiency inspections shall be made to determine compliance with Minnesota Energy Code requirements.

F. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, are in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistive assembly or a shear assembly.

G. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

H. Installation of manufactured homes (mobile homes) shall be made after the installation of the support systems and all utility service connections are in place, but before any covering material or skirting is in place. Evaluation of an approved anchoring system is part of the installation inspection.

I. Fireplaces must be inspected for compliance with applicable requirements of the code and the manufacturer's installation instructions.

J. A final inspection shall be made for all work for which a permit is issued.

K. Special inspections shall be as required by the code.

L. In addition to the inspections in items A to J, the building official is authorized to make or require other inspections of any construction work to ascertain compliance

with the code and other laws that are enforced by the Department of Building Safety.

Subp. 7. Inspection agencies. The building official is authorized to accept inspection reports by approved agencies.